

# Burden 1 Retail

6605 Burden Boulevard

Pasco, WA 99301

**\$4.30M**  
PRICE

**6.49%**  
CAP RATE

**\$279.15K**  
NOI



## Peter Ahn

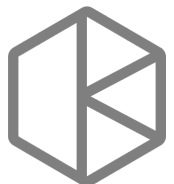
Partner

213-434-1320 (Mobile)

psahn@kalebgroup.com

## Kaleb Group

12600 SE 38th Street  
Suite 102, Bellevue, WA  
213-434-1320  
www.kalebgroup.com



# Burden 1 Retail

6605 Burden Boulevard  
Pasco, WA 99301

PRICE  
\$4,300,000

CAP RATE  
6.49%

NOI  
\$279,147

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## PRESENTED BY

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psahn@kalebgroup.com

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# Executive Summary

6605 Burden Boulevard · Pasco, WA 99301

 ASKING PRICE

**\$4,300,000**

 NOI

**\$279,147**

 CAP RATE

**6.49%**

We are pleased to present Burden 1 Retail, a premier retail center strategically positioned at 6605 Burden Boulevard in Pasco, WA. This exceptional asset offers investors a rare opportunity to acquire a well-located retail property in one of the region's most dynamic trade areas.

## PROPERTY DATA









Building SqFt	9,600
Year Built	2011
Lot Size (Acres)	1.090
Parcel ID	116271016
Zoning	Commercial
County	Franklin
Frontage	187
Coordinates	46.271040,-119.177214
Assessed Value	\$2,573,100

# Investment Highlights

Located in one of Pasco's most active commercial corridors, this retail center offers an exceptional opportunity to capitalize on strong surrounding traffic, steady residential and commercial growth, and expanding consumer demand. Positioned in a trade area with established neighborhood draw and ongoing development, the property benefits from excellent visibility, convenient access, and a customer base that continues to grow alongside the broader Tri-Cities market.

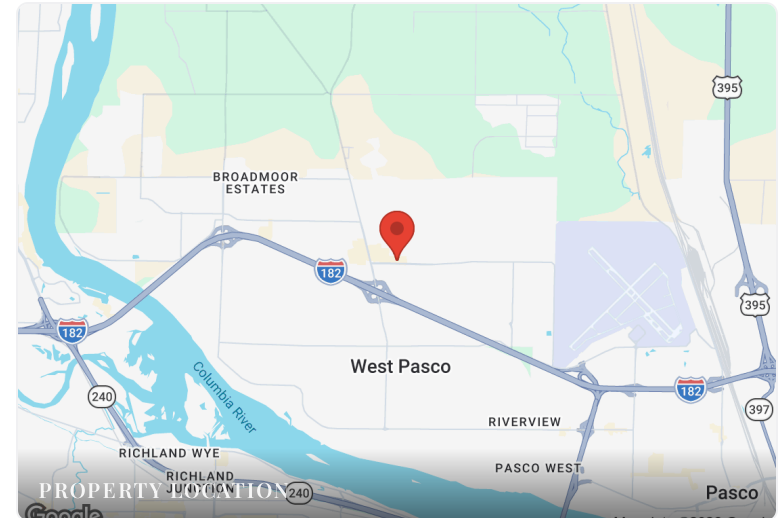
This is a compelling site for retail tenants seeking a proven location with long-term upside, supported by a trade area that continues to strengthen in both population and spending power. For investors and owner-users alike, the property offers a rare combination of current stability and future growth potential.

## KEY METRICS

 Asking Price	<b>\$4,300,000</b>
 NOI	<b>\$279,147</b>
 Cap Rate	<b>6.49%</b>
 Price/SF	<b>\$447.92</b>
 GRI	<b>\$278K</b>
 EGI	<b>\$394K</b>
 Building SF	<b>9,600</b>
 Year Built	<b>2011</b>

# Location Highlights

Situated in the heart of Pasco's high-growth west side retail corridor, this property benefits from strong visibility, excellent access, and daily exposure along the Burden Blvd/Road 68 trade area. The surrounding market continues to expand with new residential development, retail investment, and transportation improvements, creating a durable foundation for tenant demand and long-term appreciation. With established shopping activity nearby and ongoing public infrastructure investment, the location offers both immediate retail relevance and compelling future upside.



## LOCATION

Address	6605 Burden Boulevard
City	Pasco
State	Washington
Zip Code	99301
County	Franklin
APN / Parcel #	116271016
Coordinates	46.271040,-119.177214

## TRANSIT

Burden Blvd at Robert Wayne Dr	120 ft
Burden Blvd at Road 60	0.3 mi
Burden Blvd at Madison	0.8 mi

## AIRPORTS

Tri-Cities Airport	2.9 mi
Richland Airport	6.3 mi
Compressor Station Number 8 Stolport	22.0 mi

## HIGHWAYS

I 182;US 12	0.5 mi
Lewis and Clark Trail	2.7 mi
WA 240	3.0 mi
I 182;US 12;US 395	3.3 mi



# Rent Roll

Suite	Tenant	SF	Rent/SF	Monthly	Annual Rent	Reimb/SF	Ann. Reimb	Lease Type	Start	End
A	Noodle Zone	2,400	\$24.12	\$4,824.66	\$57,895.92	\$1,910.54	\$22,926.48	NNN	07/01/18	03/30/28
B	Vape n Goods	1,260	\$27.01	\$2,836.28	\$34,035.36	\$1,002.65	\$12,031.80	NNN	01/01/22	04/30/27
C	Crispy Cones	1,260	\$26.65	\$2,798.25	\$33,579.00	\$1,003.42	\$12,041.04	NNN	03/01/25	02/28/30
D	Luxe Nails & Spa	1,360	\$27.17	\$3,079.03	\$36,948.36	\$1,082.89	\$12,994.68	NNN	10/01/17	09/30/27
E	Vacant (new tenant)	1,320	\$26.00	\$2,860.00	\$34,320.00	\$1,050.80	\$12,609.60	NNN	04/01/26	03/31/31
F	Wingstop	2,000	\$26.82	\$4,470.15	\$53,641.80	\$1,591.86	\$19,102.32	NNN	01/01/21	12/31/26
PAD	Dutch Bros.	0		\$2,268.88	\$27,226.56	\$2,074.51	\$24,894.12	NNN	07/01/21	06/30/26
<b>Total</b>		<b>9,600</b>	<b>\$28.92</b>	<b>\$23,137.25</b>	<b>\$277,647.00</b>	<b>\$12.15</b>	<b>\$116,600.04</b>			

GLA **9,600 SF**

% LEASED **100.0%**

AVG RENT/SF **\$28.92**

TENANTS **7**

AVG LEASE TERM **2.2 YRS**

## Notes

All leases are NNN with annual rent escalations

**Suite A** — Restaurant Use. Tenant has one, 5 yr option. Next rent bump on 08/01/2026 to \$4,969.40.

**Suite B** — Electronic Cigs. Tenant has two, 5 yr options. Base rent increased on 05/01/2026.

**Suite C** — QSR (ice cream). Tenant has one, 5 yr option.

**Suite D** — Nail & Beauty. Tenant has two, 5 yr options. Base rent bump on 10/01/2026 to \$3,171.40.

**Suite E** — Previous tenant Reborn Bike Shop vacated. Proforma assumes new tenant at \$26 PSF with 3% annual bumps, 5 yr term.

**Suite F** — QSR. Lease ends 12/31/2026. Tenant has one, 5 yr option to renew. Proforma assumes tenant renews at 3% increase.

**Suite PAD** — Drive through coffee. Tenant exercised 5 yr option. Next rent bump is on 07/01/2026 at 3% increase.

# Valuation Summary

## KEY METRICS

**\$4,300,000**  
ASKING PRICE

**6.49%**  
CAP RATE

**\$279,147**  
NOI

Price/SF **\$447.92**

Vacancy Factor **0%**

### PROJECTED EXIT

Hold Period **5 yrs**

INCOME/SF  
**\$28.92**

EGI/SF  
**\$41.07**

EXPENSES/SF  
**\$11.99**

NOI/SF  
**\$29.08**

## INCOME

Gross Rental Income	\$277,647
Expense Reimbursements	\$116,600
<b>Effective Gross Income</b>	<b>\$394,247</b>

## EXPENSES

### GENERAL EXPENSES

Landscaping, Pressure Wash, Snow Removal	\$14,000
Fire Monitoring	\$1,500
HVAC R&M	\$1,500
Back Flow Testing & Pest Control	\$800
Building & Property R&M	\$4,000
Water & Sewer	\$9,500
Electric	\$3,000
Garbage	\$30,000
RE Taxes	\$22,000
Insurance	\$9,000
Management	\$19,800
<b>Total General Expenses</b>	<b>\$115,100</b>
<b>Total Expenses</b>	<b>\$115,100</b>

# Cash Flow Projection

	In-Place	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Potential Rent	\$277,647	\$285,809	\$294,211	\$302,861	\$311,766	\$320,933
Expense Reimbursements	\$116,600	\$116,600	\$116,600	\$116,600	\$116,600	\$116,600
<b>Effective Gross Income</b>	<b>\$394,247</b>	<b>\$402,409</b>	<b>\$410,811</b>	<b>\$419,461</b>	<b>\$428,366</b>	<b>\$437,533</b>
General Expenses	(\$115,100)	(\$115,680)	(\$116,266)	(\$116,859)	(\$117,459)	(\$118,065)
<b>Total Operating Expenses</b>	<b>(\$115,100)</b>	<b>(\$115,680)</b>	<b>(\$116,266)</b>	<b>(\$116,859)</b>	<b>(\$117,459)</b>	<b>(\$118,065)</b>
<b>Net Operating Income</b>	<b>\$279,147</b>	<b>\$286,729</b>	<b>\$294,544</b>	<b>\$302,601</b>	<b>\$310,907</b>	<b>\$319,469</b>
<i>Cap Rate</i>	6.49%	6.67%	6.85%	7.04%	7.23%	7.43%

# Market Overview

## Market Overview: Pasco, WA

### Pasco Demographic Overview

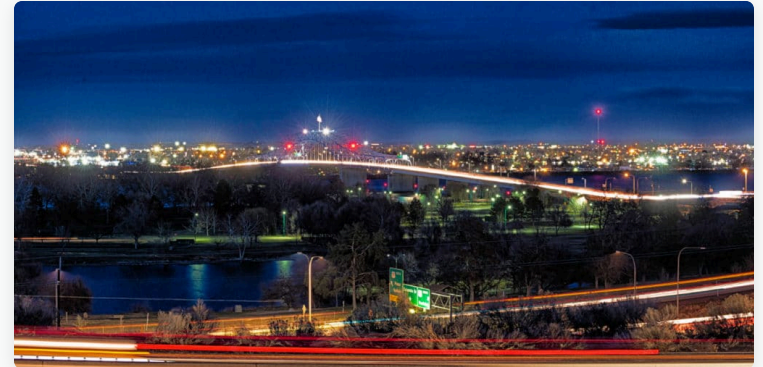
Pasco is a fast-growing, youthful, and diverse community with strong support for retail and service-oriented businesses. The city’s population has grown steadily over the past decade, reflecting continued residential expansion and a healthy local economy.

Pasco has a large family-oriented population, with a high share of residents under age 18 and an average household size above the national average. The city is also highly diverse, with a majority Hispanic or Latino population and a strong multilingual consumer base.

Household income levels, retail sales, and housing stability all point to a market with solid day-to-day consumer activity and long-term growth potential. With a stable homeowner base, expanding rooftops, and ongoing development, Pasco presents an attractive trade area for retailers seeking both immediate demand and future upside.

### Key Statistics

- Population: 80,038
- Median household income: \$81,130



### KEY FACTS

Population	59,781
Area	35.8 sq mi
Elevation	387 ft
Time Zone	Pacific Time Zone
County	Franklin County
Incorporated	January 1, 1891
State	Washington

### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	14,646	Population	51,110	Population	128,452
Median HH Income	\$86,001	Median HH Income	\$102,066	Median HH Income	\$78,975
Households	4,646	Households	16,528	Households	45,055

Source: ESRI / ArcGIS Business Analyst

# Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,846	11,598	70,664
2010 Population	8,669	32,369	101,433
2025 Population	14,646	51,110	128,452
2030 Population	15,344	54,523	135,650
2025-2030 Growth Rate	0.94 %	1.30 %	1.10 %
2025 Daytime Population	11,820	37,946	135,526

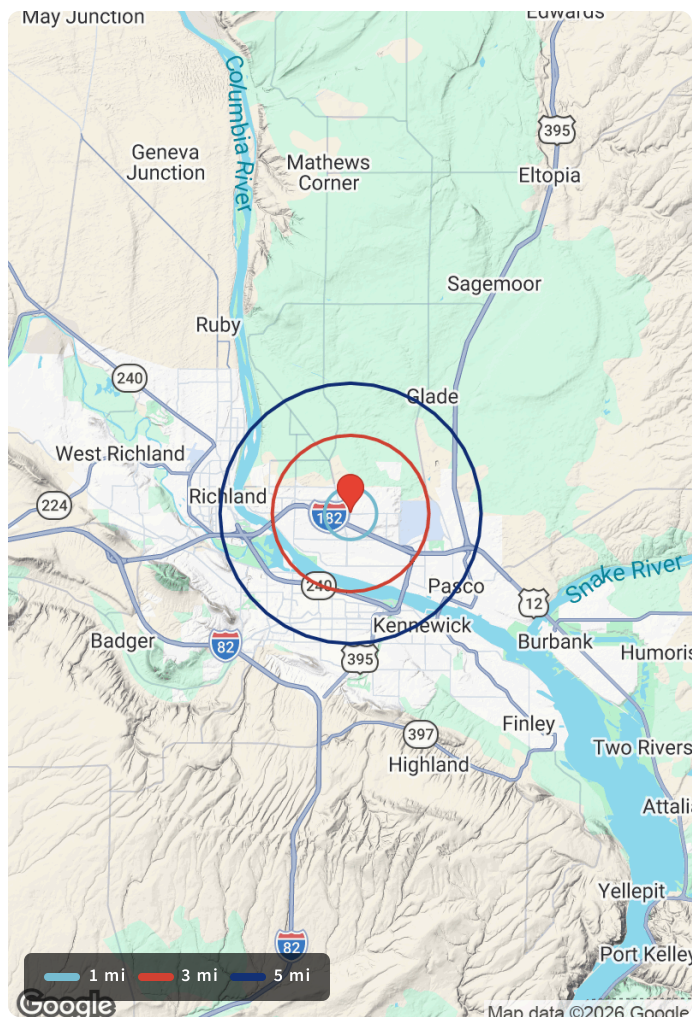
  

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	631	3,991	25,700
2010 Total Households	2,851	10,803	35,916
2025 Total Households	4,646	16,528	45,055
2030 Total Households	4,890	17,676	47,662
2025 Avg. Household Size	3.14	3.09	2.82
2025 Owner Occupied Housing	3,471	13,337	28,296
2030 Owner Occupied Housing	3,739	14,458	30,736
2025 Renter Occupied Housing	1,175	3,191	16,759
2030 Renter Occupied Housing	1,151	3,218	16,926
2025 Vacant Housing	92	418	1,996
2025 Total Housing	4,738	16,946	47,051

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	200	704	3,880
\$15,000-\$24,999	132	448	2,500
\$25,000-\$34,999	337	877	3,052
\$35,000-\$49,999	579	1,461	4,506
\$50,000-\$74,999	583	1,684	6,976
\$75,000-\$99,999	936	2,873	7,720
\$100,000-\$149,999	1,026	3,712	7,798
\$150,000-\$199,999	437	1,983	3,955
\$200,000 or greater	416	2,786	4,668
<b>Median HH Income</b>	<b>\$86,001</b>	<b>\$102,066</b>	<b>\$78,975</b>
<b>Average HH Income</b>	<b>\$102,881</b>	<b>\$125,532</b>	<b>\$99,642</b>

<b>\$86,001</b> MEDIAN HH INCOME	<b>\$102,881</b> AVG HH INCOME
<b>74.7%</b> OWNER OCCUPIED	<b>25.3%</b> RENTER OCCUPIED
<b>1.9%</b> VACANCY RATE	<b>0.94 %</b> 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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FOR MORE INFORMATION

**Peter Ahn**

Partner

213-434-1320

[psahn@kalebgroup.com](mailto:psahn@kalebgroup.com)

**Kaleb Group**

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